

## WARRANTY DEED

Corporate Grantor

KNOW ALL MEN BY THESE PRESENTS,

TRANSFER  
TAX  
PAID

001867

That FSD ASSOCIATES, INC., a Corporation organized and existing under the laws of the State of Maine and having a place of business at Waterville, County of Kennebec and State of Maine, in consideration of ONE (\$1.00) DOLLAR and Other Valuable Consideration paid by RUTH D. KNAUFF, whose mailing address is 229 Evergreen Drive, Waterville, Maine, 04901, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said RUTH D. KNAUFF, her heirs and assigns forever,

THE UNIT known and designated as Unit #3 in RIDGEWOOD HEIGHTS CONDOMINIUM located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat by A.E. Hodson, Consulting Engineer, entitled "Ridgewood Heights Condominiums" and filed in the Kennebec County Registry of Deeds in Plan File #E-90003. Specific reference is made to the RIDGEWOOD HEIGHTS CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated December 29, 1989 and is recorded in said Registry of Deeds in Book 3676, Page 3, and the same is incorporated by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files #E-90004 through #E-90010.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereto, to the said RUTH D. KNAUFF, her heirs and assigns, to her and their use and behoof forever.

AND the said Grantor Corporation does hereby covenant with the said Grantee, her heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances EXCEPT AS AFORESAID, that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said FSD ASSOCIATES, INC. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Robert F. Nardi, its President, thereunto duly authorized, this 26th day of January, 1990.

Signed, Sealed and Delivered  
in the presence of:

*[Signature of Robert F. Nardi]*

FSD ASSOCIATES, INC.

By

*[Signature of Robert F. Nardi]*  
Robert F. Nardi  
President



STATE OF MAINE  
COUNTY OF KENNEBEC

DATE: January 26th, 1990

Then personally appeared the above named Robert F. Nardi, President of said FSD ASSOCIATES, INC. as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said Corporation.

Before me,

RECEIVED KENNEBEC SS.

1990 JAN 30 AM 9:00

*[Signature of Notary Public]*  
NOTARY PUBLIC

*[Signature of Robert M. Marden]*  
Notary Public  
Print Name

ROBERT M. MARDEN  
ATTORNEY AT LAW - NOTARY PUBLIC  
MY COMMISSION EXPIRES NOVEMBER 5, 1995